





# 58 Bishopton Drive, Macclesfield, SK11 8TR

**\*\* NO ONWARD CHAIN \*\*** Set within a quiet area and constructed by the highly acclaimed Jones Homes enjoying a favourable position within this select development and located within the ever popular Villas development close to local shops, excellent schools and transport links. The property has been well maintained over the years and offers versatile family living accommodation and in brief comprises; covered porch, entrance hallway, downstairs WC, spacious living room, dining room with sliding patio doors to the garden, a fabulous open plan family/dining kitchen and utility. To the first floor there is access to four well proportioned bedrooms (en suite to the master bedroom) and family bathroom. The property is set back behind a block paved driveway providing off road parking and leads to the integral garage. To the rear of the property is a well maintained garden which is laid to lawn and offering several seating areas perfect for entertaining family and friends. Mature shrubs and fencing to the perimeter.

## £470,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Proceed out of Macclesfield along Chester Road passing the Fire Station on the left hand side. At the next roundabout take the third exit onto Bishopton Drive. Continue onto Bishopton Drive and the property can be found on the right hand side.

#### Covered Porch

#### Entrance Hallway

Attractive wood laminate floor. Inset mat. Stairs to first floor landing. Dado rails. Ceiling coving. Radiator.

#### Downstairs WC

Low level WC and wash hand basin. Laminate floor. Radiator.

#### Living Room

16'0 x 11'0

Elegantly presented living room featuring a coal effect living flame gas fire and surround. Double glazed bay window to the front aspect. Ceiling coving. Dado rails. Two radiators. Double doors to the dining room.

#### Dining Room

11'0 x 9'0

Ample space for a dining table and chairs. Ceiling coving. Radiator. Double glazed sliding doors to the garden.

#### Open Plan Family/Dining Kitchen

25'5 x 15'6

#### Family/Dining Area

14'6 x 11'0

The family/dining area features a vaulted ceiling with two Velux windows. Tiled floor. Radiator. Double glazed sliding patio doors opening to the rear garden.

#### Kitchen

14'6 x 8'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above. Double "Neff" oven. Integrated "Neff" dishwasher with matching cupboard front. Tiled floor. Door through to the utility room. The large breakfast bar separating the kitchen area from the family/dining area comes with a stool recess.

#### Utility Room

5'7 x 5'2

Fitted with base and wall mounted units. Tiled returns. Inset stainless steel circular sink unit with mixer tap. Space for a washing machine. Tiled floor. Radiator. Door and window to the side aspect. Radiator.

#### Stairs To The First Floor

Built in airing cupboard housing the hot water tank.

### Master Bedroom

16'0 x 11'0

Double bedroom featuring a double glazed bay window to the front aspect. Radiator.

### En-Suite

Fitted suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

### Bedroom Two

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

9'3 x 8'1

Good size third bedroom with double glazed window to the rear aspect. Laminate floor. Radiator.

### Bedroom Four

9'3 x 7'10

Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator. Double glazed window to the rear aspect.

### Outside

### Driveway

The property is set back behind a block paved driveway providing off road parking and leads to the integral garage.

### Integral Garage

16'0 x 8'4

Electric up and over door. Power and lighting. Vaillant boiler.

### Garden

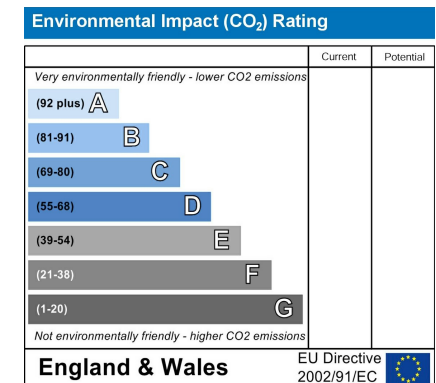
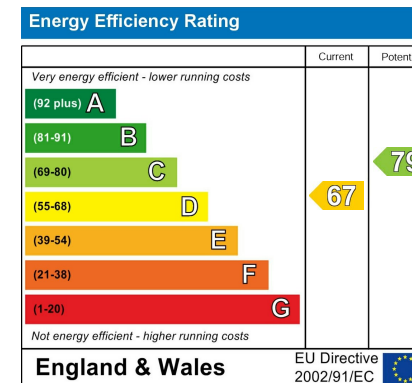
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### Tenure

We are advised by the vendor that the property is Leasehold and that the lease term is 999 years from 1 January 1994.

We have also been advised that the council tax band is E.

We would advise any prospective buyer to confirm these details with their legal representative.





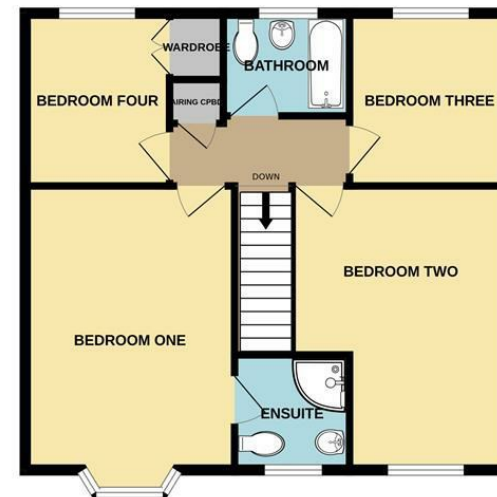




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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